



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Stone farmhouse nestled in the landscape of Massa Marittima | Real estate Tuscany



IT-MM202-KA

58024 Massa Marittima
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	58024
Country	Italy
City	Massa Marittima
Additional geographical information	Grosseto
Living space	approx. 280 m ²
Number of rooms	7
Plot size	approx. 200.000 m ²
Number of bedrooms	4
Number of bathrooms	2
Asking price	760.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Refurbished
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

Located just eight kilometers from Massa Marittima, nestled in the tranquil Tuscan countryside and surrounded by over 20 hectares of private land, lies this beautifully restored stone farmhouse.

Rebuilt in the early 1990s by the owners both architect the property has retained its authentic character.

The natural light, the layout, the choice of materials and the connection to nature make this house a truly special place.

The farmhouse is spread over two levels.

The main living area is located on the upper floor and is accessible both from inside as also directly from the garden via the kitchen. This level is comprising four bright, well-proportioned bedrooms and two spacious bathrooms, each equipped with a shower, bathtub and double washbasin. Also on this floor is a functional kitchen with direct outdoor access. The rooms are comfortable and well-laid-out.

On the lower level, spacious and charming rooms are available, characterized by impressive ceiling heights, terracotta flooring, exposed wooden beams, arches and stone details that create an authentic, welcoming atmosphere. Direct access to the outside ensures a pleasant connection to the courtyard and the surrounding landscape, making these spaces particularly atmospheric during the warmer months.

However the true heart of the property lies outdoors.

A magnificent, light-filled and spacious panoramic courtyard spanning 118 m² extends in front of the house, offering views of the rolling Maremma hills. It is the perfect setting for leisurely alfresco meals. On clear days the view stretches all the way to the sea, offering a panorama that shifts constantly with the changing light and seasons. Adjacent to the courtyard lies an elegant, covered terrace ideal for relaxing outdoors during the hottest days as well as a barbecue area.

The property also includes a storage building for equipment and agricultural operations.

The approximately 20 hectares of land surrounding the farmhouse constitute a valuable natural asset; a mix of woodland, arable land, chestnut groves and a small olive grove creates a rich, authentic Tuscan landscape.



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The property is supplied by an artesian well and is not connected to the public water supply. It currently lacks a heating system, offering the opportunity to install modern, energy-efficient solutions.

For more offers please consult our web site www.real-estate-italy.com.

Location

Massa Marittima: approx. distance 8 km.



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Your contact person

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